



ICPEU II 2015
2nd INTERNATIONAL CONFERENCE
PLANNING IN THE ERA OF UNCERTAINTY
 Sustainable Development

Sustainable Transportation
 Energy Issues in Spatial Planning
 Environment Management
 Integrating Economy



2nd INTERNATIONAL CONFERENCE
PLANNING IN THE ERA OF UNCERTAINTY
 Sustainable Development



International Conference Proceeding

Planning In The Era Of Uncertainty II :
Sustainable Development



International Conference Proceeding

Planning in the Era of Uncertainty II

SUSTAINABLE DEVELOPMENT

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ISBN: 978-979-19738-4-7

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Published by:



Urban and Regional Planning Department
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Cover by Hamda Saifudin
Setting layout by Wulan Dwi Purnamasari

Preface

Admittedly, Sustainable Development has been a crucial topic especially in the domain of Urban and Regional Planning. United Nation initiated the Millennium Development Goals back in 2000. Now, as it is approaching the end of the time span, the Sustainable Development Goals, as framework for post-2015, are attracting more global attention.

The indicators of the SDGs concept consist of three pillars. The first indicator is economic development, including the way to reduce poverty. The second indicator is social development, such as the availability of facilities and environmental infrastructure, as well as economic growth. Finally, the third indicator relates to the environment, including the availability of natural resources and environmental quality for future generation. The idea of SDGs is quickly intercepted due to the urgency of sustainable development growth for the whole world. The SDGs are needed to replace the MDGs because the earth is not free from problems of environmental degradation on a global scale. Every year, population is increasing, while the natural resources that sustain human life, like energy, water, and food are declining. The decline of natural resources is compounded by the problem of global warming such as climate change. If such condition remains persistent, the achievement of MDGs is likely to be threatened.

Building upon the issues and the circumstances, the “International Conference in the Era of Uncertainty: Sustainable Development: aims at facilitating scientific communication and inter-disciplinary engagement in order to propose ‘alternative scenarios’ as an integrative solution for urban and regional planning issues. This 2nd ICPEU proceeding combines a selection of refined papers presented and discussed at the 2nd ICPEU.

We would like to thank all contributors and participants of the 2nd ICPEU 2015. We also would like to express our highest appreciation to the committee, ie. Himpunan Mahasiswa Perencanaan Wilayah dan Kota FT UB, for the organization the conference, and as well to Prof. Peter Newman of Curtin University, for the support in the conference.

Content

Cover.....	i
Preface.....	ii
Content.....	iii

Introduction : The Roles of Institutions in Fighting Against Poverty.....	3
---	---

Dr. Ir. Surjono, MTP

Part1 : Environment, Infrastructure, and Information System

Chapter 1 - The Immobilization Of Thorium Radioactive Waste Generated From Nuclear Fuel Fabrication Using Matrix Material Of Titanate Synroc For Disposal Preparation	
---	--

Gunandjar, Titik Sundaria, Yuli Purwanto

11

Chapter 2 - The Relation of the Balance Inter-factor of CO2 Emissions in the Ecological Deficit System in Gresik Urban Area	
---	--

Achmad Ghozali, Adjie Pamungkas, Eko Budi Santoso

23

Chapter 3 - Analysis Of Modal Choice In Mode Of Transportation Tram Planning In Denpasar City	
---	--

Deara Puspaninggara, Ardi Kurniawan, Aminah Nur Firdaningsih, Lutfi Ramdonry,

RR. Andammita Laksmi

35

Chapter 4 - Analysis of Community Based Drinking and Clean Water Facilities in Yogyakarta City	
--	--

Tety Widyaningrum, Estin Sulistyani, Faiza Syifa Zahira, Diana Febrita, Ulfatun Ni'mah, Alia Fajarwati

39

Chapter 5 - Study of Flood Risk Level In The Area of Brantas River, Malang	
--	--

Affriza Eka Satria P, Abdul Wahid Hasyim, Turniningtyas Ayu R

47

Chapter 6 - Spatial Data Analysis in Determining Land Suitability Using Fuzzy System	
--	--

Deviya Muthoharoh Achadina,, Teguh Hariyanto

57

iii

Chapter 7 - Utilization of Plastic Waste for RDF in Tegal Asri Landfill, Wlengi Sub-District, Blitar Regency

Dian Indra Rini, Christia Meidiana, Mustika Anggraeni

67

Chapter 8 - Relationship Between Characteristics of Pedestrian Way with Convenience of User Perception

Endratno Budi S, Andri Eko, Ibnu Sasongko

75

Chapter 9 - Measurement Vulnerability of Unconfined Groundwater Based on Drastic Method for Future Groundwater Management (Case Study: Groundwater Basin of Yogyakarta-Sleman-Bantul)

Indra Agus Riyanto, Rizal Faozi Malik, Andika Putri Firdausy, Faisal Ashaari, Novi Asti Lalasatia

87

Chapter 10 - The Strategy in Promoting Renewable Energy in Indonesia; case of Biogas from Tofu-Wastewater in Banyumas

Reba Anindyajati Pratama, Widiatmini Sih Winanti, Wiharja, Prasetyadi

97

Chapter 11 - Benefits of Biogas Application In Argosari Village, Jabung Subdistrict, Malang

Siti Nuriska, Christia Meidiana, Kartika Eka Sari

109

Chapter 12 - The Effect of Elements in The Waste - Glass and Environment to The Chemical Durability of Vitrification Product for The Disposal

Wati, Herlan Martono

117

Chapter 13 - Removing of Chromium Heavy Metal Pollutant from Industrial Waste Water Utilizing Immobilized Extracellular Polymeric Substance on Polyester Polymer Matrix

Zainus Salimin, Endang Nuraeni, Titik Istirokhatun, Ramlan Tandjung

129

Chapter 14 - Micro Hydro Power Plant as Realization of Electrically Independent Village of Hargowilis, Kokap Subdistrict, Kulon Progo Regency

Bagus Dwi Cahyo, Miftah Nur Rais, Zulfikar Dinar Wahidayat Putra, Dewi Kharisma Putri

139

Chapter 15 - Development Study of High Rise Building on Transportation and The Environment

Sri Hidayati Djoeffan, Hani Burhanuddin, Weishaguna

147

Part2 :Urban Studies

Chapter 16 -Connect Riverfront And Open Spaces To Create Vibrant Public Spaces

Dianing Primanita Ayuninggar

161

Chapter 17 - The Concept of Kridosono Stadium Area Utilization as a Mural Art Public Space in Yogyakarta City

Suci Cistika Putri, Surjono, Johannes Parlindungan Siregar

173

Chapter 18 - Urban Morphology And Social Integration: A Study Of Environmental Determinism On Social Integration In Residential Area

Johannes Parlindungan Siregar

183

Chapter 19 - The Development Concept Of Taman Aloon-Aloon Tulungagung Based On Visual Accessibility, Diversity Of Activities And Perception Of Users

Rayinta Putri Kurniasanti, Wisnu Sasongko, Johannes Parlindungan Siregar

191

Chapter 20 - Estimating Urban Heat Island in Malang City Using Remote Sensing

A. Wahid Hasyim, Chairul Maulidi

205

Chapter 21 - Sustainable Urban Development in Pekanbaru, Indonesia; Issues and Challenges

Apriyan Dinata

213

Chapter 22 - The Linkage of Zoning and Growth Controls Theory with The Kevin Lynch Theory Efforts Against Reducing Congestion, Improve Welfare, Health and Safety in Jakarta

Danang Rivadhonni

221

Chapter 23 - The Effect of Corridor's Scale to The Visitors' Perception(Case Study: ABC Street and Braga Street Commercial Corridors, Bandung City)

Dinda Prihatshandita., Petrus Natalivan Indradjati

229

Chapter 24 - Returning Utilization Lost Space in ex-Central Karesidenan of Besuki, Bondowoso County <i>Eka Agustiningrum , Dian Kusuma Wardhani, Eddi Basuki Kurniawan</i>	237
Chapter 25 - Modelling Factors That Affect To The Preservation Concept of Kebon Agung and Krobot Sugar Factory with Structural Equation Approach <i>Elriesta Anugrahani Megantara , Kartika Eka Sari</i>	247
Chapter 26 - Creative – Sustainable Traditional Market Design in Malang <i>Gunawan Tanuwidjaja , Richo Wirawan</i>	257
Chapter 27 - Green Commercial Design in Tunjungan Surabaya <i>Gunawan Tanuwidjaja , Tiffany Tommy, Halim Adi Kusuma, Marvin Edwar Lesmana</i>	269
Chapter 28 - The Influence of Restorative Function of Public Green Open Space Toward Urban Stress in Surabaya City (Case Study: Bungkul Park, Surabaya) <i>Hestina Fauziah, Dian Kusuma Wardhani, Mustika Anggraeni</i>	279
Chapter 29 - Visual Protectment of Historical Building (Case studi Corridor of Jalan Pemuda, Semarang) <i>Iwan Indra Riztyawan, Syahri Ramadhan Ahmad, Duta Radia Republica, Aditya Dharma Kusuma, Awit Yunismardanie</i>	291
Chapter 30 - Innovation Of Green Open-Space In The City Through An Early-Stage Urban Farming Education Based On Environmental Development <i>Linda Dewi Rahayu, Daramitha Kautsari, Deny Dwi Cahyono, Kristianto, Djairan</i>	293
Chapter 31 - Arrangement of The Centre Government In Denpasar City, Indonesia <i>Uzza Dewantia, Lintang Suminar, Iskhak Nindya, Dwima Zulkhanoor</i>	307

Part 3 : Regional Planning & Public Policy

Chapter 32 - The Identification of Suitability Sister Village Concept as a Disaster Management in Indonesia Toward Sustainable Development

319

Khusnul Intan Dwi Fajar, M.Iqbal Gazalib

Chapter 33 - Modeling of Physical and Non-physical Distance to Income Level of Poor in Sidoharjo Village, Ponorogo Regency

325

Aninda Disi Utami, Ismu Rini Dwi Ari, Mustika Anggraeni

Chapter 34 - Flood Modeling and Zoning Determination of Eco-Drainage and Agro-Forestry Concept of Ciliwung Watershed

337

Arnellya Fitria, Azura Ulfa, Andika Putri Firdausya, Citra P. Dian

Chapter 35 - Coastal Geomorphology Influence On The Development Form Of The Banda Aceh City

353

Elysa Wulandari

Chapter 36 - Commodities Development Strategy Vegetables Leading In The Agropolitan of West Lampung

361

M. Irfan Affandi, Wuryaningsih DS, and Dina Prihatini

Chapter 37 - Identification of Coastal Ecosystem Damage Based Shoreline Change Rate Use Temporal Data and GIS Technology

367

Arizal Sina Putra, Abdul Wahid Hasyim, Aris Subagiyo

Chapter 38 - The level of Community Readiness in Development Potential of Tourist Attraction Puger

373

Diah Arifina Febriyanti, Nindya Sari, Dimas Wisnu Adrianto

Chapter 39 - Flood Modelling and Zoning Determination of Eco-Drainage and Agro-Forestry Concept of Ciliwung Watershed

387

Arnellya Fitri, Azura Ulfa, Andika Putri Firdausy, Citra P. Dian

Chapter 40 - Local Site Effect Analysis by Microtremor and Its Relationships to Regional Planning (A lesson learned from Bantul, Jetis, Imogiri and Kretek) <i>Arif Gunawana, Parfi Khadiyanta</i>	403
Chapter 41 - The Development of Ciawi Dam: A Collaborative Approach Between Stakeholders <i>Ary Rahman Wahyudia, Mangapul Nababana, Dinar Suryandari</i>	411
Chapter 42 - Quo Vadis The Foodscape Goliath? "Jokowinomics" Food Sovereignty Policy Against Foreign Fast Food Chains Emergence <i>Astrida Fitri Nuryani, STP, M.Si</i>	429
Chapter 43- National Spatial Planning Policy: The Third National Medium Term Development Plan's Background Study <i>Oswar M. Mungkasa, Mia Amalia, Aswicaksana, Riani Nurjanah, Chrisantum Pramesti</i>	439
Chapter 44 - Impact of The Development in North Bandung as Water Catchment Area to The Environment and Surrounding Communities <i>Faris Dzulfikar, Dinda Dewinta, Maryam Agree Alfani Thoban</i>	449
Chapter 45 - Happiness Index Society in Poverty Reduction Program PNPM Mandiri in Pagak District, Malang, East Java <i>Imas Dayana, Surjono, Fauzul Rizal Sutikno</i>	457
Chapter 46 - Borobudur Sustainable Eco-Culture Tourism Village :Agriculture and Culture Based Management Strategy for Borobudur Tourism Village as Propeller of Local Economy <i>Septian Widyanto, Kresna Bhayu Adinugraha, Afina Ma'dan, Balqisa Farhani</i>	467
Chapter 47 - Challenges in Managing Riam Kanan River for Barito Delta Cities, Indonesia. A new paradigm <i>Krisdianto, Udiansyah, Slamet, Anang Kadarsyah, Said Umar)</i>	485

Chapter 48 - Sustainable Urban Development Strategy for Batu City, East Java Province, Indonesia

Rama Permana Putra, Agustina Nurul Hidayati, Ida Soewarni

491

Chapter 49 - Analyzing policy alternatives for balancing economic growth, sustainable resource use, and social equitability of palm oil biodiesel through agent-based model

Yosef Manika

503



CERTIFICATE

This is to certify that paper entitled

Green Commercial Design in Tunjungan Surabaya

Awarded to

Gunawan Tanuwidjaja

as a presenter

at ICPEU II 2015
2nd International Conference - Planning in The Era of Uncertainty
Sustainable Development

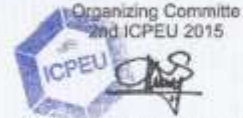
03-04 March 2015
Widyaloka Building,
University of Brawijaya,
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ICPEU II 2015

2nd INTERNATIONAL CONFERENCE PLANNING IN THE ERA OF UNCERTAINTY SUSTAINABLE DEVELOPMENT

Urban and Regional Planning - University of Brawijaya



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Green Commercial Design in Tunjungan Surabaya

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Abstract

The Tunjungan Street was destination shopping street in 1920 – 1970, because of several famous building such as Majapahit Hotel (previously Sarkies Hotel and Orange Hotel, built in 1902), Hoen Kwee Huis, Hellendorn Restaurant and Maconieke Lodge (built in 1875). Unfortunately, because of limited parking space and modern shopping facilities nearby, the Tunjungan Street was slowly abandoned in 1970. On the other hand, lack of green open space in the area was detected causing urban heat island. Therefore, Tunjungan City-Walk, an integrated green open space and mixed use development was proposed. It was equipped with Entertainment Centre, Office and Bank, Apartment, Trade and Tourism Centre, Gallery and Shopping Information Centre, and Convention Centre. It was proposed for reducing the greenhouse gases (GHG) emissions. It was created within the walking distance, with environmental friendly, as well as energy efficient design features.

Keywords: The Tunjungan Street, Majapahit Hotel, green open space, mixed use development, reducing greenhouse gases (GHG) emission

1. Introduction

Surabaya is the second - largest - populated - city of Indonesia (2,765,487 persons) and the largest Port City of Eastern Indonesian [i]. The Port city was very strategic for the regional and international trading [ii]. And Tunjungan Street is the most famous commercial streets in Surabaya, with 1.3 km length and 20 m road width. The street actually connects North-Western and Southern part of Surabaya (residential area of Gubeng, Darmo, Ketabang and Sawahan).

The Tunjungan Street has evolved historically from linkage road in the early 20th century, destination street in 1920 – 1970, and again to linkage road after 1970 [iii]. The Tunjungan Street is historical because of several famous building such as Majapahit Hotel (previously Sarkies Hotel and Orange Hotel, built in 1902 with Classic Style), Hoen Kwee Huis, Hellendorn Restaurant and Maconieke Lodge (built in 1875 with Empire Style) [iv].

In 1945, Hotel Majapahit is related with the Dutch flag tearing incident during the struggle the Indonesian and Dutch colonies. The historical event was later celebrated as Heroes Day, every 10th of November. The event actually increased the historical importance of the street.

The Tunjungan Street was converted from linkage road to destination shopping street in 1920, because of development of shops, residential, amusement centres with no set-back. The Street became a very busy commercial street. Unfortunately, because of limited parking space, the Tunjungan Street was slowly abandoned in 1970. It caused the Street was converted again to linkage road again. The unsustainable development of Tunjungan Street was further caused by development of modern shopping facilities, such as Tunjungan Plaza [v].

The Tunjungan Street needs to be revitalised with a new green commercial concept which relevant to the climate change context. The climate change was caused by greenhouse gases emission from vehicles. Therefore, Green Commercial Development integrated with green open space is needed to reduce the air pollution and urban heat island.

2. Literature Review

Boediningsih, W., [vi] stated that the greenhouse gases (GHG) emission were caused by traffic jams. The traffic jams were caused by weak traffic control, irregular parkings, poor road surfaces, and floodings. All these eventually would create more pollution (emission, particulate, and noise) and reduced the health condition of the urban residents (respiratory tract inflammation, headache, noxia, etc).

Kusminingrum, N., & Gunawan, G., [vii] highlighted that 70% of air pollution was generated from vehicle emission. Air quality monitoring in urban roads such as Surakarta, Yogyakarta, Semarang, Surabaya, Denpasar (Bali), and Serang showed poor air quality especially Nitrogen oxide (NOx), suspended particulate matter

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(SPM10) and hydrocarbon (HC). The air quality ambient was found, such as CH₄ : 1,0 – 1,97 ppm, NonCH₄: 1,5 – 3,78 ppm, NO_x: 0,06 – 0,490 ppm, SO_x: 0,001 – 0,276 ppm, CO : 0,01 -11,53 ppm and particulate (SPM10): 6,0 – 260 ug/m³. And it was recommended to implement air pollution reduction technology such as landscape arrangement by restoration of vegetation.

Kusminingrum, N., [viii] also found that from observation in the laboratory, some species were found most effective to reduce CO, such as Ganitri tree (*Elaeocarpus sphaericus*) by 81.53% (0.587 ppm); b) Iriansis bush (*Impatiens* sp) by 88.61% (0.638 ppm); *Philodendron* shrubs (*Philodendron* sp) by 92.22% (0.664 ppm). Furthermore, combination of trees Galinggem + Kriminil Merah (2 : 1) by: 79.22% (0.244 ppm). Therefore, greeneries in green open space were critical for fighting the global warming.

Furthermore, Jane Jacobs [ix] suggested element of the city especially parks and neighbourhoods was needed in integration with the “mixed-use” urban development (the integration of different building types and uses) and the diversity of functions, as well as residents using areas at different times of day, producing community vitality. And it also supported the green commercial design in Tunjungan Street.

In order to create a green innovative building, an integrated design team must be formed. And the integrated process must be conducted throughout the process. The commitment of all stakeholders, such as: client, project managers, design team, contractors, should be maintained towards the green innovations and cost saving [x].

One example of Green Building standard is the Leadership in Energy and Environmental Design (LEED) [xi]. LEED prescribed green building principles to be followed as described below:

1. Sustainable Sites,

- Erosion & Sedimentation Control,
- Site Selection,
- Development Density,
- Brownfield Redevelopment,
- Alternative Transportation: Public Transportation Access, Bicycle Storage & Changing Rooms, Alternative Fuel Vehicles, Parking Capacity and Carpooling,
- Reduced Site Disturbance: Protect or Restore Open Space, and Development Footprint,
- Stormwater Management: Rate and Quantity, and Treatment,
- Landscape & Exterior Design to Reduce Heat Islands: Non-Roof and Roof Application
- Light Pollution Reduction,

2. Water Efficiency,

- Water Efficient Landscaping: Reduce by 50% or No Potable Use or No Irrigation,
- Innovative Wastewater Technologies,
- Water Use Reduction: 20% to 30% Reduction,

3. Energy & Atmosphere,

- Fundamental Building Systems Commissioning,
- Minimum Energy Performance,
- CFC Reduction in HVAC&R Equipment,
- Optimize Energy Performance,
- Renewable Energy: 5% to 20%,
- Additional Commissioning,
- Ozone Depletion,
- Measurement & Verification,
- Green Power,

4. Materials & Resources,

- Storage & Collection of Recyclables,
- Building Reuse: Maintain 75% of Existing Shell, or Maintain 100% Shell & 50% Non-Shell,
- Construction Waste Management: Divert 50% to 75%,
- Resource Reuse: 5% to 10%,
- Recycled Content: 5% to 10% (post-consumer + ½ post-industrial),
- Local/Regional Materials: 20% Manufactured Locally or of 20% Above, 50% Harvested Locally,
- Rapidly Renewable Materials,
- Certified Wood,

5. Indoor Environmental Quality,

- Minimum IAQ Performance,
- Environmental Tobacco Smoke (ETS) Control,
- Carbon Dioxide (CO₂) Monitoring,
- Ventilation Effectiveness,
- Construction IAQ Management Plan: During Construction or Before Occupancy,
- Low-Emitting Materials: Adhesives & Sealants, Paints, Carpet, Composite Wood & Agrifiber,
- Indoor Chemical & Pollutant Source Control,

- Controllability of Systems: Perimeter and Non-Perimeter,
 - Thermal Comfort: Comply with ASHRAE 55-1992 or Permanent Monitoring System,
 - Daylight & Views: Daylight 75% of Spaces, or Views for 90% of Spaces,
6. Innovation & Design Process,
- Innovation in Design (to be specified),
 - LEED™ Accredited Professional.

3. Results and Analysis

3.1. The Proposed Urban Design of Tunjungan City-Walk

The Tunjungan Street faced massive urban development. The lack of green open space in the area was detected causing urban heat island. Therefore, a two hectares integrated commercial – green space was proposed for reducing the GHG emissions. It was created within the walking distance, with environmental friendly as well as and energy efficient design features. The project was named as Tunjungan City-Walk. It was defined as a mixed use development with six facilities, such as: Entertainment Centre, Office and Bank, Apartment, Trade and Tourism Centre, Gallery and Shopping Information Centre, and Convention Centre. The Brownfield Redevelopment criterion of LEED is also fulfilled because of using abandoned space of Surabaya inner-city.

Three Pathways connecting surrounding buildings were redrawn, causing intersection and green nodes in the center of the Tunjungan City-walk. Further, smaller open spaces are proposed to facilitate interaction and emission reductions. Pedestrian bridges are also proposed connecting the buildings in Tunjungan City-Walk. Public transportation (tram) station was also proposed in the reused Kundadas Shop to reduce the traffic loads entering Tunjungan Street. This strategy fulfils the Alternative Transportation - Public Transportation criterion.

Landscape & Exterior Design to Reduce Heat Islands (as LEED criterion) is also applied in the green open space. The plants are proposed to improve thermal comfort of exterior plazas, used for reading, playing, as well as social interaction. The species selected are locally available trees, bushes and grasses.

The communal parking is also proposed in the basement. The pedestrian of Tunjungan Street was bent looping into the central open space of the Tunjungan City-walk, attracting pedestrians to enter the central plaza. Meanwhile, the vehicle entrance to the complex and dropping zone was relocated to the basement to encourage walking in the precinct.

Furthermore, the building heights are designed with gradual increase based on sight line of the persons on Tunjungan Street and surrounding buildings. And, it create more dramatic skyline in the Tunjungan Street.



Figure 1. Figure Ground of Tunjungan Street that were cramped by commercial buildings



Figure 2. Proposed Green Open Space Provision in Tunjungan Street



Figure 3. Existing Buildings in Tunjungan Street



Figure 4. Existing Buildings in Tunjungan Street

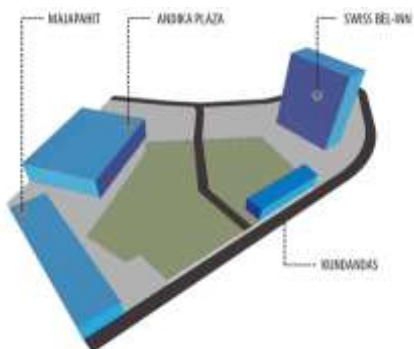


Figure 5. Existing Block in Tunjungan Citywalk

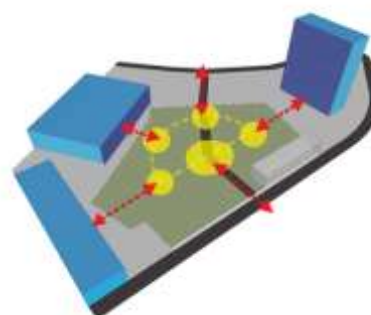


Figure 6. Connected Green Open Space Provision in Tunjungan Citywalk



Figure 7. Early Mass Composition Tunjungan Citywalk



Figure 8. Final Mass Composition Tunjungan Citywalk



Figure 9. Site Plan of The Commercial

Legend:

- A. Tunjungan Plaza
- B. Tunjungan Hotel
- C. Swiss Bell-in Hotel
- D. Majapahit Hotel
- E. Journalistic Struggle Monument
- F. Resturang and Tram Station (Utilising the Kundadas Shop)

- G. Entertainment Centre
- H. Office and Bank
- I. Apartment
- J. Trade and Tourism Centre
- K. Gallery and Shopping Information Centre
- L. Convention Centre



Figure 10. Perspective of Tunjungan City-Walk integrating with Green Open Space



Figure 11. Perspective of Tunjungan City-Walk integrating with Green Open Space



Figure 12. Perspective of Tunjungan City-Walk integrating with Green Open Space



Figure 13. Perspective of Tunjungan City-Walk integrating with Green Open Space



Figure 14. Perspective of Tunjungan City-Walk integrating with Green Open Space



Figure 15. Perspective of Tunjungan City-Walk integrating with Green Open Space

Stormwater Management is also proposed with collecting rain-water in some pool and swales designated. This fulfils the LEED Stormwater criterion. To further describe the concept of Tunjungan City-Walk, the Entertainment Centre is presented in the following sub-chapter.

3.2. The Proposed Entertainment Centre in the Tunjungan City-Walk

An Entertainment Centre is proposed in the area because analysing the youths' and young adults' needs. The building The Entertainment Centre consists of Retail on the 1st Floor. The retail would provide entertainment related products. The retail would be designed with modern concept. Further, 2nd Floor of the Entertainment Centre will be proposed for Foodcourt and Restaurants. These facilities would attract youths to enjoy lunch, dinner as well as snackis during recreating in the building.

The third floor of Entertainment Centre is allocated for Multimedia Library. The library would provide popular and Tunjungan's historical multimedia contents. The library also would also promote the green building and green open spaces in Tunjungan City-walk. The 4th Floor and 5th floor of the Entertainment Centre are allocated for Wax Museum and Trick Eye Museum. These museums would cater the historical figures of Surabaya, as well as folklores. Lastly the 6th Floor of the Entertainment Centre is allocated for Theatre and Green Screen Studio. The Green Screen Studio would allow youths and young adults to create short movie with creative animations.



Figure 16. Zoning and Imagerial Illustration of Entertainment Centre of Tunjungan City-walk.
The Entertainment Centre consists of :

1st Floor - Retail, 2nd Floor – Foodcourt and Restaurants, 3rd Floor – Multimedia Library,
 4th Floor - Wax Museum, 5th Floor - Trick Eye Museum, 6th Floor - Theatre and Green Screen Studio



Figure 17. 1st Floor Plan of Entertainment Centre of Tunjungan City-walk

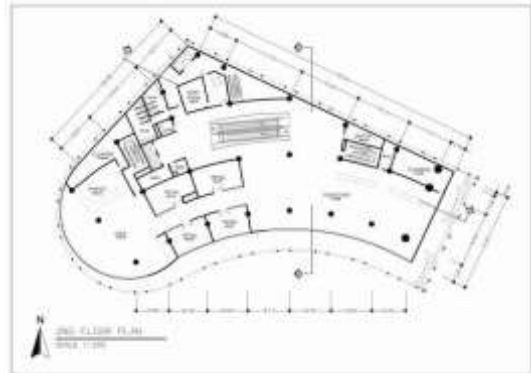


Figure 18. 2nd Floor Plan of the Entertainment Centre of Tunjungan City-walk



Figure 19. 3rd Floor Plan of Entertainment Centre of Tunjungan City-walk



Figure 20. 5th Floor Plan of Entertainment Centre of Tunjungan City-walk

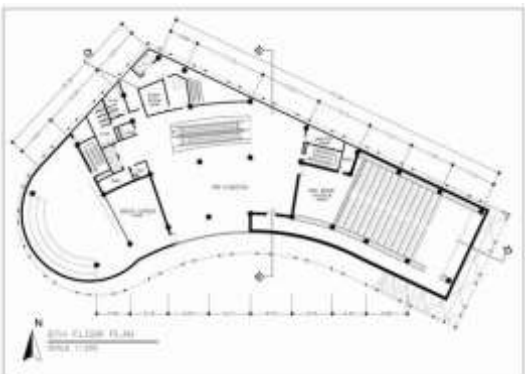


Figure 21. 6th Floor Plan of Entertainment Centre of Tunjungan City-walk

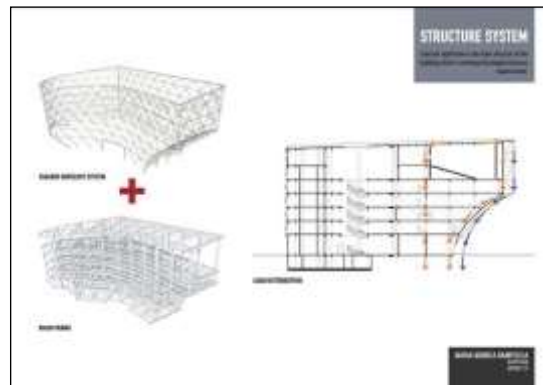


Figure 22. Structural System of Entertainment Centre of Tunjungan City-walk

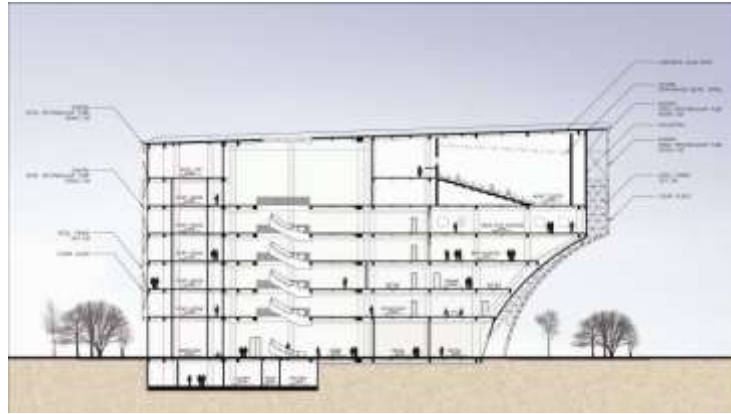


Figure 23. Section of Entertainment Centre of Tunjungan City-walk



Figure 24. Perspective of Entertainment Centre of Tunjungan City-walk connected with sky-walk to surrounding mass



Figure 25. Elevation of Entertainment Centre of Tunjungan City-walk

LEED's Water Use Reduction criterion is also proposed. The strategy is implemented with rainwater usage for flushing, and dry urinoir. The building adopts the photovoltaic panel (PV panel) on the façade and roofs. The PV panel would generate partial electrical supply for the building and it fulfils Renewable Energy criterion designated by the LEED.

Seventy five percent (75%) of entertainment spaces (except library and theater) are daylighted. It is fulfilled with slimmer building design and structural application, which are 10-m rigid frame and diagrid envelope system. It actually fulfils the Daylight & Views, Daylight for 75% of Spaces LEED criterion.

4. Conclusion

In conclusion, integrated green commercial and open space could answer the need of GHG reduction in the Tunjungan Surabaya. Further study and simulation should be conducted to perfect the preliminary concept. Green spaces in the inner-city could be produced in the balanced proportion with other land use. The green also could enhance the economic and environmental sustainability of the area.

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